

Brickfields Environs Precinct Statement of Significance

Heritage Place: Brickfields Environs Precinct PS ref no: HO841



GRADING

- SIGNIFICANT
 - CONTRIBUTORY
 - NON-CONTRIBUTORY
 - EXISTING HERITAGE OVERLAY
- PRECINCT BOUNDARY

What is significant?

The Brickfields Environs Precinct, comprising 3-23 & 2-24 Aberdeen Street; 1-33 & 4-46 Bowler Street; 1-25 & 2-20 Carnarvon Street; 1-37 & 2-42 Caroline Street; 61-75 & 52-74 Fletcher Street; 1-31 & 2-18 Loch Street; 1-41 & 2B-28 Munro Street, Hawthorn East, is significant. These streets were largely created by two 1888 subdivisions around what was then the Hawthorn Brick Works (now Fritsch-Holzer Park), established in 1883 and operated until 1972. The streets retain modest working-class housing from the late Victorian, Edwardian and interwar eras. A number of the interwar houses retain their original front fences, which are also contributory (at 29-33 Bowler Street, 2 Carnarvon Street, 16 Loch Street and 5 Munro Street). The nineteenth-century infrastructure, including bluestone pitched laneways and bluestone kerb and channel to Bowler and Carnarvon streets, are also contributory. The Auburn Bowls Club site is contributory, particularly the bowling greens, while the built elements are all non-contributory.

The row of semi-detached brick dwellings at 13-19 Carnarvon Street and at 22-40 Bowler Street are Significant. The following properties are Non-contributory to the precinct: 20 & 21 Aberdeen Street; 2 & 19 Bowler Street; 14, 16, 18 and 20 Carnarvon Street; 23, 27, 28 (all units), 29, 31-33 and 35 Caroline Street; 56 & 58 Fletcher Street; 1, 6 & 9 Loch Street; and 1, 20, 21-23 & 33 Munro Street. The rest are Contributory.

How is it significant?

The Brickfields Environs Precinct is of local historical, architectural and social significance to the City of Boroondara.

Why is it significant?

The Brickfields Environs Precinct is of historical significance as tangible evidence of the influence of both public transport and employment centres on the construction of housing in Hawthorn East. As noted in the advertisements for the Symonds' Paddock subdivision, the nearby tram terminus, at the corner of Auburn and Riversdale roads, was a drawcard for new residents. The Hawthorn Brickworks, which operated from 1883 until 1972, also drew residents who were employed at the brickworks. The resultant housing stock housed many working-class residents when built, such as brickmakers, carters, laborers, die pinkers, painters, blacksmiths, coach builders and strikers, with the allotments and houses smaller and more modest than the Hawthorn East standard. (Criterion A)

The Brickfields Environs Precinct is significant as a collection of houses that illustrate typical working-class housing from the late Victorian period until World War II. The more modest finances of the original occupiers are visible in the small allotment sizes – leading to a very high proportion of single-fronted houses and timber-framed houses of all eras, as well as many semi-detached dwellings. The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display characteristic elements such as low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves, front verandahs with chamfered posts or Corinthian columns and cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. Some of the most elaborately decorated houses of this era are Augustus Andrew Fritsch's pair of semi-detached polychrome brick houses at 13-19 Carnarvon Street, which feature highly ornamented front parapets. The Edwardian/Federation houses, both single-fronted and double-fronted, are recognisable by their half-timbered front gables and/or high hipped roofs with corbelled brick chimneys. Those brick houses shift from the Victorian brown brick to red brick. The most striking group from this era are the brick semi-detached row at 22-40 Bowler Street, which are massed to look like asymmetrical Queen Anne villas, and have unusual details such as corner windows. Interwar houses in the precinct occur in large clusters as well as single examples at the edges. Those of the 1920s are California Bungalows, almost all of them built of timber, one of which retains an original post and woven wire fence. They have gabled roofs (front-facing or transverse) with gabled front porches supported on tapered piers or paired posts on a pier. And unusual row of late 1930s double-fronted semi-detached timber houses survives on Carnarvon Street. One of the most common styles of the late 1930s Old English or Tudor Revival is well represented in the precinct. These houses all have characteristic vergeless gables with corbelled eaves, and are built of face brick on its own or paired with textured render. The fashion to mass semi-detached pairs to look like a single house continues in this period. A number of the 1930s houses retain their original front fences, usually of masonry to match the house. The houses are enhanced by the retention of the original nineteenth-century street infrastructure, including bluestone pitched laneways and kerb and channel. (Criterion D)

The Brickfields Environs Precinct is significant for its associations with the Fritsch and Holzer families, who owned the Hawthorn Brickworks and were influential in the development of housing around it. August Fritsch resided on the then Fritschs Road (now Bowler Street) in the 1870s, before the rest of the precinct was subdivided, and owned a number of rental properties by the 1890s. Another of the brickworks founders, Anton Holzer, owned land on Carnarvon Street and commissioned the son of his business partner, architect AA Fritsch, to design two pairs of semi-detached Boom-style cottages in 1890 (Nos. 13-19). AA Fritsch and Annie Holzer owned a number of properties on Loch Street and resided there in the 1890s. (Criterion H)

The Auburn Bowls Club, founded in 1886, is a Contributory place in the precinct for its social values as a very long and ongoing venue for community sporting and recreational activities, for both the women and men of this area, and for its associations with the Fritsch and Holzer families. Augustus Fritsch provided the land and John Holzer providing a mortgage for its purchase. During the interwar era, Mrs Gertrude Holzer was a many-time club and state champion, as well as vice-president and president of the Auburn Ladies' Bowling Club. (Criteria G & H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 6: Hawthorn East, February 2021

Number	Address	Grade
2	Aberdeen Street	Contributory
3	Aberdeen Street	Contributory
4	Aberdeen Street	Contributory
5	Aberdeen Street	Contributory
6	Aberdeen Street	Contributory
7	Aberdeen Street	Contributory
8	Aberdeen Street	Contributory
9	Aberdeen Street	Contributory
10	Aberdeen Street	Contributory
11	Aberdeen Street	Contributory
12	Aberdeen Street	Contributory
13	Aberdeen Street	Contributory
14	Aberdeen Street	Contributory
15	Aberdeen Street	Contributory
16	Aberdeen Street	Contributory
17	Aberdeen Street	Contributory
18	Aberdeen Street	Contributory
19	Aberdeen Street	Contributory
20	Aberdeen Street	Non-contributory
21	Aberdeen Street	Non-contributory
22	Aberdeen Street	Contributory
23	Aberdeen Street	Contributory
24	Aberdeen Street	Contributory
1	Bowler Street	Contributory
2	Bowler Street	Non-Contributory
2A	Bowler Street	Contributory
3	Bowler Street	Contributory
4	Bowler Street	Contributory
6	Bowler Street	Contributory
8	Bowler Street	Contributory
10	Bowler Street	Contributory
12	Bowler Street	Contributory
14	Bowler Street	Contributory
18	Bowler Street	Contributory
19	Bowler Street	Non-contributory
20	Bowler Street	Contributory
21	Bowler Street	Contributory
22	Bowler Street	Significant
23	Bowler Street	Contributory
24	Bowler Street	Significant
25	Bowler Street	Contributory
26	Bowler Street	Significant

27	Bowler Street	Contributory
28	Bowler Street	Significant
29	Bowler Street	Contributory
30	Bowler Street	Significant
31-33	Bowler Street	Contributory
32	Bowler Street	Significant
34	Bowler Street	Significant
36	Bowler Street	Significant
38	Bowler Street	Significant
40	Bowler Street	Significant
42	Bowler Street	Contributory
44	Bowler Street	Contributory
46	Bowler Street	Contributory
1	Carnarvon Street	Contributory
2	Carnarvon Street	Contributory
4	Carnarvon Street	Contributory
5	Carnarvon Street	Contributory
6	Carnarvon Street	Contributory
7	Carnarvon Street	Contributory
8	Carnarvon Street	Contributory
9	Carnarvon Street	Contributory
10	Carnarvon Street	Contributory
11	Carnarvon Street	Contributory
12	Carnarvon Street	Contributory
13	Carnarvon Street	Significant
14	Carnarvon Street	Non-contributory
15	Carnarvon Street	Significant
16	Carnarvon Street	Non-contributory
17	Carnarvon Street	Significant
18	Carnarvon Street	Non-contributory
19	Carnarvon Street	Significant
20	Carnarvon Street	Non-contributory
21	Carnarvon Street	Contributory
23	Carnarvon Street	Contributory
25	Carnarvon Street	Contributory
1	Caroline Street	Contributory
2	Caroline Street	Contributory
3	Caroline Street	Contributory
4	Caroline Street	Contributory
5	Caroline Street	Contributory
6	Caroline Street	Contributory
7	Caroline Street	Contributory
8	Caroline Street	Contributory
9	Caroline Street	Contributory
10	Caroline Street	Contributory
11	Caroline Street	Contributory
12	Caroline Street	Contributory
13	Caroline Street	Contributory
14	Caroline Street	Contributory
15	Caroline Street	Contributory
16	Caroline Street	Contributory
17	Caroline Street	Contributory
18	Caroline Street	Contributory
19	Caroline Street	Contributory
20	Caroline Street	Contributory

21	Caroline Street	Contributory
22	Caroline Street	Contributory
23	Caroline Street	Non-contributory
24	Caroline Street	Contributory
25	Caroline Street	Contributory
26	Caroline Street	Contributory
27	Caroline Street	Non-contributory
1-3/28	Caroline Street	Non-contributory
29	Caroline Street	Non-contributory
30	Caroline Street	Contributory
31-33	Caroline Street	Non-contributory
32	Caroline Street	Contributory
34	Caroline Street	Contributory
35	Caroline Street	Non-contributory
36	Caroline Street	Contributory
37	Caroline Street	Contributory
38	Caroline Street	Contributory
40	Caroline Street	Contributory
42	Caroline Street	Contributory
52	Fletcher Street	Contributory
54	Fletcher Street	Contributory
56	Fletcher Street	Non-contributory
58	Fletcher Street	Non-contributory
60	Fletcher Street	Contributory
61	Fletcher Street	Contributory
62	Fletcher Street	Contributory
63	Fletcher Street	Contributory
64	Fletcher Street	Contributory
65	Fletcher Street	Contributory
66	Fletcher Street	Contributory
67	Fletcher Street	Contributory
68	Fletcher Street	Contributory
69	Fletcher Street	Contributory
70	Fletcher Street	Contributory
71	Fletcher Street	Contributory
72	Fletcher Street	Contributory
73	Fletcher Street	Contributory
74	Fletcher Street	Contributory
75	Fletcher Street	Contributory
1	Loch Street	Non-contributory
2	Loch Street	Contributory
3	Loch Street	Contributory
4	Loch Street	Contributory
5	Loch Street	Contributory
6	Loch Street	Non-contributory
7	Loch Street	Contributory
8	Loch Street	Contributory
9	Loch Street	Non-contributory
10	Loch Street	Contributory
11	Loch Street	Contributory
12	Loch Street	Contributory
13	Loch Street	Contributory
14	Loch Street	Contributory
15	Loch Street	Contributory
16	Loch Street	Contributory

16A	Loch Street	Contributory
17	Loch Street	Contributory
18	Loch Street	Contributory
19	Loch Street	Contributory
21	Loch Street	Contributory
23	Loch Street	Contributory
25	Loch Street	Contributory
27	Loch Street	Contributory
29	Loch Street	Contributory
31	Loch Street	Contributory
1	Munro Street	Non-contributory
2	Munro Street	Contributory
2A	Munro Street	Contributory
2B	Munro Street	Contributory
3	Munro Street	Contributory
4	Munro Street	Contributory
5	Munro Street	Contributory
6	Munro Street	Contributory
7	Munro Street	Contributory
8	Munro Street	Contributory
9	Munro Street	Contributory
10	Munro Street	Contributory
11	Munro Street	Contributory
12	Munro Street	Contributory
14	Munro Street	Contributory
16	Munro Street	Contributory
19	Munro Street	Contributory
20	Munro Street	Non-contributory
21-23	Munro Street	Non-contributory
22	Munro Street	Contributory
24	Munro Street	Contributory
25	Munro Street	Contributory
26	Munro Street	Contributory
27	Munro Street	Contributory
28	Munro Street	Contributory
29	Munro Street	Contributory
31	Munro Street	Contributory
33	Munro Street	Non-contributory
35	Munro Street	Contributory
37	Munro Street	Contributory
39	Munro Street	Contributory
41	Munro Street	Contributory

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*